

WALLINGFORD TOWN COUNCIL

M I N U T E S

of the

Planning Committee Meeting held in the Town Hall, Wallingford on
Monday 7th August 2017

PRESENT

The Mayor, Councillor Kidley

Councillors Cripps, Dolton, Hughes and Norton

The Chairman, Councillor Lloyd

Officer in Attendance, Senior Administrator, Mrs Barbara Atkins

The Meeting commenced at 7.15pm

195. APOLOGIES

Apologies were received from Councillors Cockman, Holland, Lester and Upcraft along with District Councillor Hornsby and County Councillor Atkins.

196. ADMISSION OF THE PUBLIC

There were no admissions of the public.

197. DECLARATION OF INTERESTS

Information for each Member was available at the meeting. There were no declarations of interest.

198. PUBLIC PARTICIPATION (10 MINUTES IN TOTAL)

The Chairman welcomed Anna Gillings & Sam Rous to the meeting. Mr Rous reported that Frontier Estates had over 20 years' experience in developing care homes. The proposed site for the care home is known as W1 on the Neighbourhood Plan (Teardrop Site at Winterbrook). A meeting has taken place with members of the Neighbourhood Plan Steering Group and a public consultation has been held in the Regal Centre. The proposal is for a full

care home providing acute 24 hour care. Frontier Estates research has shown that there is a shortfall of 79 care beds which is likely to increase to 115 in 2022.

Anna Gillings, the planning consultant gave an overview of the design which had been scaled down from 3 stories to 2 stories plus the roof space since speaking to the Neighbourhood Plan. Pre Planning discussions have taken place with the district council along with talking to neighbours. Parking and high quality landscaping are incorporated in the design and the designs/plans will be submitted in the near future.

Councillors had questions relating to sufficient parking for staff, disabled access, noisy road, and possible additional strain on the doctor's surgery.

199. IMPROMPTU PUBLIC PARTICIPATION (15 MINUTES IN TOTAL)

Mr Philip Burton was welcomed to the meeting and spoke about planning application P17/S1526/FUL – Oak House, 1 New Road. Mr Burton stated that the District Council had asked him to review his plans with regard to the windows in the west wall, balcony which overlooks New Road and the zinc cladding and the amended plans now have no windows on the west wall, no balcony and the zinc cladding has been replaced with brick. Mr Burton stated that he preferred the new plans and asked councillors to support his application.

Councillor Lloyd stated that he hoped that the heating pump was compliant to noise regulations.

200. PLANNING MINUTES

- i) To sign as a correct record the Minutes of the Planning meeting held on the 3rd July 2017 as set out on pages 46 - 48 of the Minute Book.

It was Proposed by Councillor Kidley, Seconded by Councillor Cripps and

RESOLVED:

THAT the Minutes of the Planning Committee Meeting held on the 3rd July 2017 as set out on pages 46 - 48 of the Minute Book, copies circulated to Councillors, be signed as a correct record.

- ii) To sign as a correct record the Minutes of the Planning meeting held on the 17th July 2017 as set out on pages 57 - 59 of the Minute Book.

It was Proposed by Councillor Norton, Seconded by Councillor Hughes and

RESOLVED:

THAT the Minutes of the Planning Committee Meeting held on the 17th July 2017 as set out on

pages 57 - 59 of the Minute Book, copies circulated to Councillors, be signed as a correct record.

201. PLANNING APPLICATIONS

Note: When deciding upon whether to recommend approval or refusal of a planning application classified as “other”, members should, if they feel strongly about their recommendation, request that the application be called in by the District Council Ward Member in order that it may be referred to the District Council’s planning committee.

(i) Application Reference: [P17/S1526/FUL](#) – Amendment No.1 dated 18th July 2017

Type: Minor

Proposal: Erection: New maisonette comprising ground floor/stairs and first floor living/dining/kitchen a area with balcony (facing New Road) and two double bedrooms with ensuite and bathroom. Provision of solar panels and air source heat pump on maisonette flat roof concealed by parapet/balustrade. Provision of separate lockable garages/cycle stores (one each for maisonette and Oak House) and a new full depth off street parking bay. Provision of bin spaces for maisonette and Oak House. (As amended by drawings and information accompanying e-mail letter dated 18th July 2017)

Address: Oak House, 1 New Road

Comment: Approved

(ii) Application Reference: [P17/S1778/FUL](#) – Amendment No 1 – dated 27th July 2017

Type: Minor

Proposal: Variation of condition 2 of planning application P16/S3107/FUL – to amend plan BS332-002 to include an air source heat pump (as amended by plan relocation pump and as amplified by acoustic assessment and specification of pump received 27th July 2017)

Original Permission – Detached dwelling and attached garage and a new separate driveway access (as amended)

Address: Land adjacent to Bezants 33a Reading Road, Winterbrook

Comment: Approved subject to planning condition of noise compliance of pump must be as per acoustic study contained within the application.

(iii) Application Reference: [P17/S2470/HH](#)

Type: Other

Proposal: Demolition and replacement of an existing single storey extension.

Address: Rose Gardens, 142 Wantage Road

Comment: No Strong Views

Councillors to Note the Following:

(iv) Application Reference: [P17/S2664/LDP](#)

Proposal: Change of Use of ground floor access entrance stairs and first floor and second floor form Class B1(a) offices to 2 x two-bedroom flats Class C3, ground floor access stairs, first and Second floor.

Address: 9 St Mary's Street

Noted

202. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P16/S4208/FUL](#)

Site Location: Wallingford Portcullis Social Club, 28 Goldsmith Lane

WTC response: Refused

Decision: Refusal of Planning Permission

Noted

Councillor Lloyd updated Councillors with regard to planning committee meeting at the District Council and his representation regarding the density of the development had been successful. The developer's new planning consultant wishes to meet with the Neighbourhood Plan to discuss the future plans for this site. Councillor Lloyd invited members of the planning committee to attend if they wished.

Councillors also commented on their disappointed that all the flats at St Albans now known as Barnaby Close are up for 75% ownership sale to the over 55years and it was noted that this course of action would cause parking problems. The Mayor stated that this would be followed up at a later date.

ii) Application Number: [P17/S0471/HH](#)

Site Location: 58 St Johns Road

WTC response: No Strong Views

Decision: Planning Permission

Noted

iii) Application Number: [P17/S1836/HH](#)

Site Location: 27 Brookmead Drive

WTC response: No Strong Views

Decision: Planning Permission

Noted

203. LICENSING APPLICATIONS

Councillors see the link below for the guidelines on licensing.

<http://www.southoxon.gov.uk/services-and-advice/business/licensing/comment-licence-applications>

i) Millcroft 4 – 44 Tumin Court

Consultation End Date 8th August 2017

Comment: Approved – no conditions

ii) Eat @ East, 53 St Martin's Road

Consultation End Date 8th August 2017

Comment: Approved – no conditions

Meeting Closed at 9pm

2017.08.07 – Planning ba

Chairman